

December 15, 2010

**ITEM NO. B4**

**AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION  
CO., INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES  
(IL2-004) – GROUP 3**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

**FUNDING**

General Fund

**RECOMMENDATION SUMMARY**

Specification No: 10 - 00604

Vendor: Oakley Construction Co., Inc.  
7815 S. Claremont Ave.  
Chicago, IL 60620

Contract Type: Construction

Contract Amount: \$361,434.40

Number of Vendors Solicited: 952  
(including 525 MBE/WBE Firms)

Assist Agencies: 72

Number of Pick-Ups: 30

Number of Bids Received: 5

Contract Time: Ninety (90)  
calendar days from the  
date set forth in the Notice  
to Proceed, except for  
landscaping and site work  
which must be completed  
by June 1, 2011

Date Advertised:

Pre-Bid Conference:

Site Visit:

Addendum No. 1 issued:

Addendum No. 2 issued:

Date Bids Opened:

Advertisement Publication(s):

September 20, 2010

September 24, 2010

September 24, 2010

October 13, 2010

October 15, 2010

October 22, 2010

Chicago Sun-Times

Chicago Defender

El Dia

CHA Website

BuySpeed Online

M/W/DBE Participation:

Direct MBE 40 % WBE \_\_\_\_\_% DBE \_\_\_\_\_%  
Indirect MBE \_\_\_\_\_% WBE \_\_\_\_\_% DBE \_\_\_\_\_%  
Waiver \_\_\_\_\_(Yes/No)

Section 3:

Hiring # 1 Subcontracting\$\_\_\_\_\_ Other Economic Opportunities \_\_\_\_\_

**GENERAL BACKGROUND**

As part of the Capital Maintenance Program, the Chicago Housing Authority (CHA) solicited bids for general contractors to perform capital maintenance work for Building 12 at Bridgeport Homes (IL2-004). The work is to be performed in the four (4) units at the following addresses: 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. The interior Scope of Work includes the creation of one (1) new ADA accessible unit. To create this unit the bottom floors of two (2) side-by-side duplex row houses will be joined together into a single street level unit. The upper levels of the row houses will also be joined together to provide a single “flat-style” unit. All units will receive new kitchens, bathrooms and mechanical, electrical and plumbing upgrades. In all of the units, the existing drywall will be patched and painted and the light fixtures, tub surrounds, range hoods, and selected doors will be replaced. On the outside, selected shrubbery will be removed or replaced and designated concrete landings and patios will be replaced. Concrete walks and ramps will be installed and brick infill work performed. In addition, selected windows, sills and doors will be upgraded.

**PROCUREMENT HISTORY**

The CHA advertised Invitation for Bid (IFB) No. 10 – 00604 on September 20, 2010 for capital maintenance work needed in and around Building 12 (Group 3) at Bridgeport Homes. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website and on BuySpeed Online.

The Pre-bid meeting and Site Visit were held on September 24, 2010. The CHA issued Addendum No. 1 on October 13, 2010. It changed the bid submittal date from October 14, 2010 to October 22, 2010. Addendum No. 2 was issued October 15, 2010 to answer Requests for Information, and distributed selected revised and new drawings and technical specification sections, and release updated BF pages.

The CHA received and opened five (5) bids on October 22, 2010.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held a pre-award survey meeting with Oakley Construction Co., Inc., the apparent low bidder. The firm responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The firm’s proposed project team was reviewed and its projection of a longer lead-time for several materials was discussed. In addition, the Compliance Officer gave an overview of new compliance procedures.

Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, the Department of Procurement and Contracts has determined that Oakley Construction Co., Inc. is the lowest responsive and responsible bidder.

Based on the foregoing, it is in the CHA's best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**RESOLUTION NO. 2010-CHA-167**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 3”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$361,434.40 for capital maintenance work at the four (4) units in and around Building 12 (Group 3) at Bridgeport Homes (IL2-004). Work is to be completed in the four (4) units at 3140 S. Green St., 3144 S. Green St., 3146 S. Green St. and 3150 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

